



## Apartment 26, 44 Greetwell Gate

Lincoln, LN2 4GG

**£400,000**

**NO ONWARD CHAIN** - A modern, luxury duplex penthouse situated within this popular and private development within walking distance of the Bailgate area of Lincoln and Cathedral Quarter. Greetwell Gate residents benefit from secure parking, lift services and a concierge providing portage and security. The penthouse offers very high quality fittings and spacious, well presented and flexible living accommodation with a private roof terrace enjoying views of Uphill Lincoln. The living accommodation briefly comprises of Entrance Hall, Kitchen, Lounge, Bedroom with En-Suite Bathroom, further Bedroom, Shower Room and Boiler Room. The First Floor offers an upstairs Sitting Room, Bedroom with En-Suite Bathroom and Store Room. Viewing of the property is highly recommended to appreciate the standard of accommodation on offer.





**Apartment 26, 44 Greetwell Gate, , Lincoln, LN2 4GG**



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**TENURE - Leasehold.**

Service and Maintenance Charge - £118.00 pcm (please check with your Solicitor prior to completion).

**VIEWINGS - By prior appointment through Mundys.**

**DIRECTIONS**

From our offices proceed up Lindum Hill onto Wragby Road. Continue along Wragby Road to the traffic lights by the Peacock Pub. The Greetwell Gate Apartments can be located on the left hand side.

**LOCATION**

The apartment is particularly well-located in the sought after uphill area of Lincoln, close to all grades of schooling, shops and leisure amenities. Easy access to the Bailgate, Cathedral Quarter and uphill historical buildings. The Bailgate is one of the most historic parts of Lincoln's Cathedral Quarter, with independent boutiques, shops and places to eat with lined cobbled streets. The Uphill Area also features extensive further shops, supermarkets and stores. Good access to Lincoln City Centre and the A46 Bypass.





#### **ENTRANCE HALL**

With stairs to the First Floor, under stairs storage cupboard, radiator, ornate coving to ceiling and doors leading to the Storage Cupboard, Boiler Room, Kitchen, Lounge, two Bedrooms and Shower Room.

#### **KITCHEN**

10' 5" x 8' 2" (3.18m x 2.49m) Fitted with a range of wall, base units and drawers with marble work surfaces over, integral double oven and four ring gas hob with extractor fan over, integral fridge freezer and dishwasher, 1½ bowl sink unit and drainer with mixer tap, spotlights to ceiling and window to the Lounge.

#### **LOUNGE**

19' 6" (max) x 17' 5" (max) (5.94m x 5.31m) With double glazed window and further high level double glazed window, double glazed doors leading to a Juliette balcony, vaulted ceiling, two radiators and wall lighting.

#### **BEDROOM**

15' 5" x 10' 11" (4.7m x 3.33m) With two double glazed windows, built-in wardrobe, radiator, ornate coving to ceiling, spotlights to ceiling and door to the En-Suite Bathroom.

#### **EN-SUITE BATHROOM**

6' 5" x 5' 10" (1.96m x 1.78m) With suite to comprise of low level WC, wash hand basin with storage below and marble surface over, bath with tiled surround, heated towel rail, ornate coving to ceiling, spotlights to ceiling and extractor fan.

#### **BEDROOM**

16' 4" (max) x 12' 0" (max) (4.98m x 3.66m) With two double glazed windows, one with views towards Lincoln Cathedral, radiator, ornate coving to ceiling and spotlights to ceiling.

#### **BOILER ROOM**

7' 7" x 5' 10" (2.31m x 1.78m) With radiator, shelving, ornate coving to ceiling, spotlights to ceiling and wall mounted gas fired central heating boiler.

#### **SHOWER ROOM**

8' 1" x 5' 10" (2.46m x 1.78m) With suite to comprise of low level WC, wash hand basin with marble work surface and cupboard space below and shower cubicle with mains shower, heated towel rail, ornate coving to ceiling, spotlights to ceiling and airing cupboard.

#### **FIRST FLOOR**

#### **SITTING ROOM**

11' 8" x 9' 8" (3.56m x 2.95m) With Velux window and window overlooking the Lounge, banister rail, spotlights to ceiling and door to the Bedroom.

#### **BEDROOM**

11' 3" x 8' 9" (3.43m x 2.67m) With two Velux windows, radiator, spotlights to ceiling and doors to the En-Suite Bathroom and Storage Room.

#### **EN-SUITE BATHROOM**

8' 9" x 6' 6" (2.67m x 1.98m) With Velux Window, suite to comprise of low level WC, wash hand basin with marble work surface and storage below, bath with tiled surround and mains shower over, spotlights to ceiling, radiator and extractor fan.





### STORE ROOM

9' 7" x 7' 1" (2.92m x 2.16m) With power and lighting.

### OUTSIDE ROOF TERRACE

10' 1" x 9' 8" (3.07m x 2.95m) With views over Uphill Lincoln.

### PARKING

The property has the benefit of a ground level, secure allocated parking space within a communal garage underneath the apartment block.

### WEB SITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

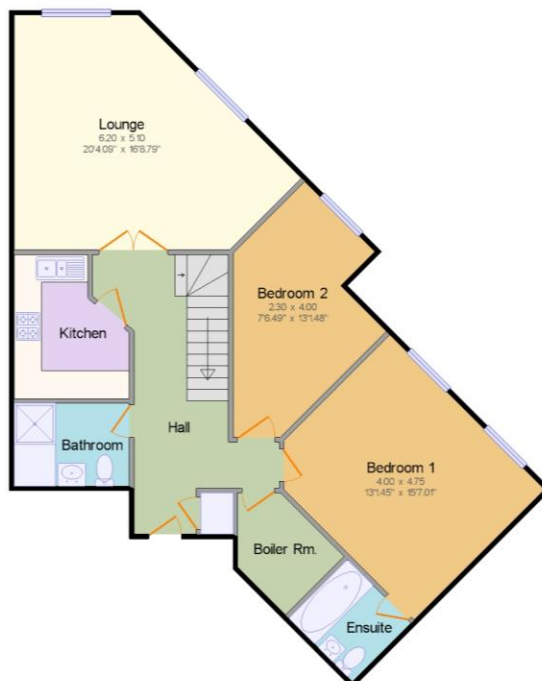
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Floor 0



Floor 1

Total approx floor area: 132.2 m<sup>2</sup> (1423.1 ft<sup>2</sup>)  
 Floor 0: 91.6 m<sup>2</sup> (986.0 ft<sup>2</sup>)  
 Floor 1: 40.6 m<sup>2</sup> (437.1 ft<sup>2</sup>)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

